

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Dollard Enterprises Minor Plat

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Alan Willis

EXT: 7332

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the minor plat for Dollard Enterprises on 4.325 acres located on Vihlen Road, west of Upsala Road, in Section 33, Township 19 S, Range 30 E (Robert Dollard, applicant).

District 5 Brenda Carey

Alan Willis

BACKGROUND:

The applicant, Robert Dollard, is requesting approval of the minor plat for Dollard Enterprises. The minor plat consists of four (4) lots (minimum of 11,700 Square feet each) containing a total of 4.325 acres. The current zoning is R-1AA and the plat is consistent with the zoning requirements. Each lot will be larger than $\frac{3}{4}$ acres in size and will be served by private well and septic system. The plat meets all applicable requirements of Chapter 35, Section 35.122, Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

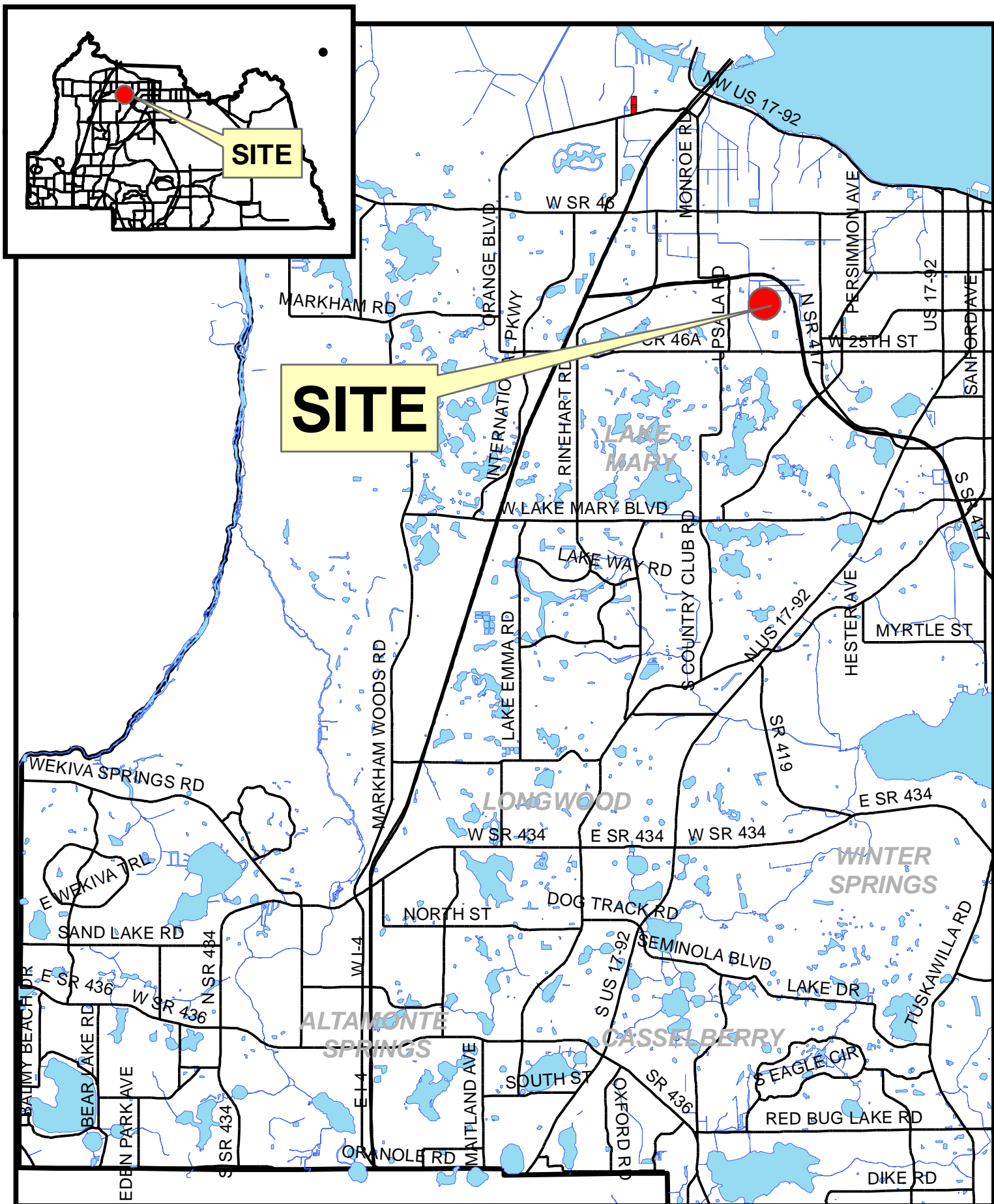
Staff recommends the Board approve and authorizes the Chairman to execute the minor plat for Dollard Enterprises on 4.325 acres located on Vihlen Road, west of Upsala Road, in Section 33, Township 19 S, Range 30 E , as requested by the applicant.

ATTACHMENTS:

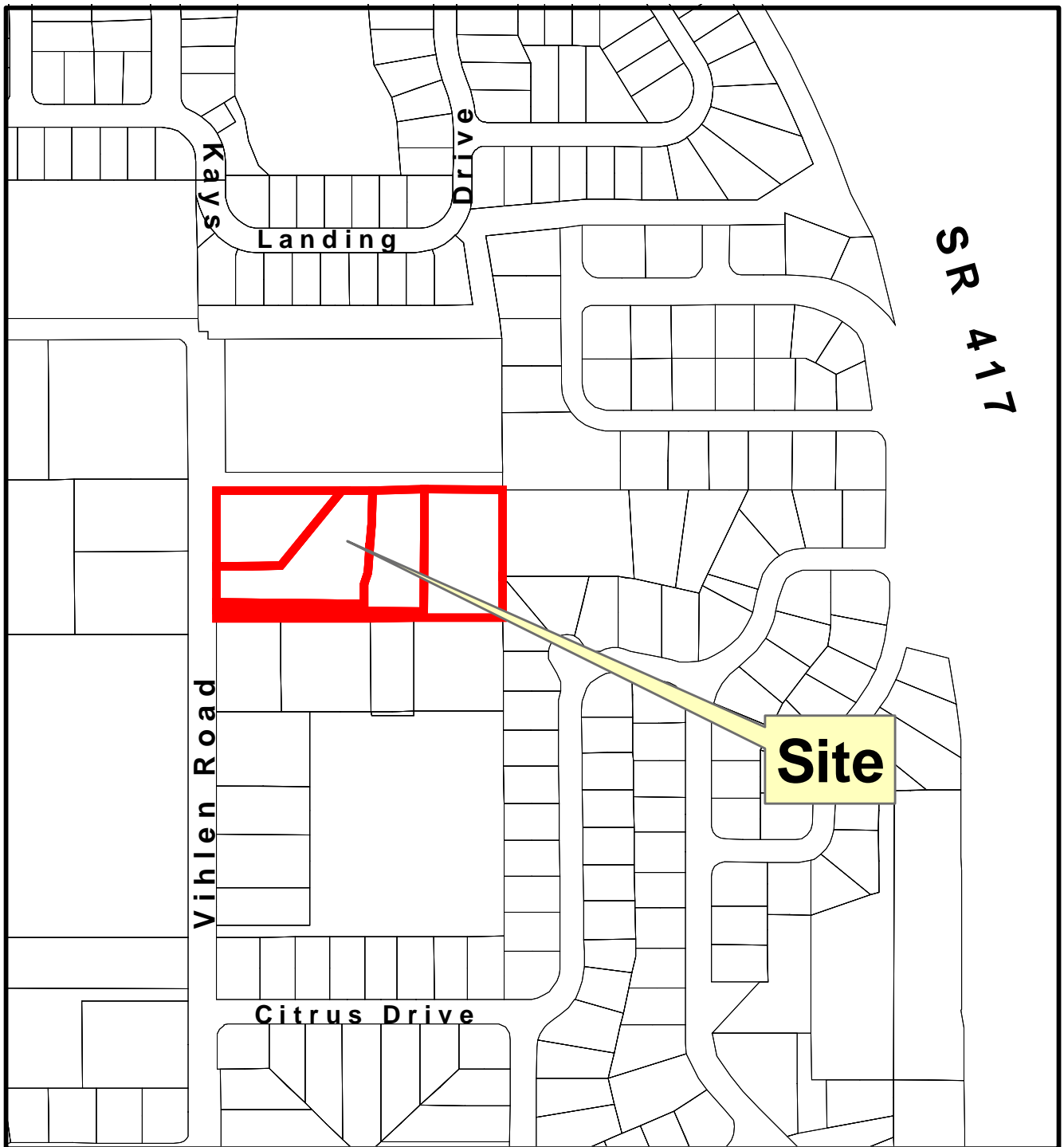
1. Maps and Aerials
2. Maps and Aerials
3. Maps and Aerials
4. Sketch of Description

Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)



Dollard Enterprizes
Minor Plat



Dollard Enterprises Minor Plat





Dollard Enterprizes Minor Plat



DOLLARD ESTATES

REPLATTING OF A PORTION OF LOT 12, NEW UPSULA,
AS RECORDED IN PLAT BOOK 1, PAGE 67,
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
LOCATED IN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

DESCRIPTION

The North 1/2 and the North 47.5 feet of the South 1/2 (Less the West 10 feet) of Lot 12, NEW UPSULA, according to the Plat thereof as recorded in Plat Book 1, Page 67 of the Public Records of Seminole County, Florida, being more particularly described as follows:

COMMENCE at the East 1/4 corner of Section 34, Township 19 South, Range 30, East, Seminole County, Florida; thence N.89°52'59"W. along the North line of the Southeast 1/4 of said Section 34, a distance of 2631.17 feet to the center of said Section 34 and the POINT OF BEGINNING; thence S.00°03'49"E. along the East line of the Southwest 1/4 of said Section 34, also being the East line of Lot 12, NEW UPSULA, according to the Plat thereof as recorded in Book 1, Page 67 of the Public Records of Seminole County, Florida, a distance of 295.95 feet; thence S.89°47'07"W. along the South line of the North 47.50 feet of the South 1/2 of said Lot 12, a distance of 636.56 feet; thence N.00°06'27"W. along the East Right-of-Way line of Vihlen Road, a distance of 295.85 feet; thence N.89°46'36"E. along the North line of the Southwest 1/4 of said Section 34, also being the North line of said Lot 12, a distance of 636.79 feet to the POINT OF BEGINNING.

Containing 4.325 acres or 188,391 square feet, more or less.

NOTES

- 1.) Bearings are based on the East line of the SW 1/4 of Section 34-19-30, being S00°03'49"E.
- 2.) The Conservation Easement shown together with the 25-foot wide Conservation Buffer is dedicated to Seminole County, Florida.

JOINDER AND CONSENT TO PLAT

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the plot to be known as Dollard Estates and that the undersigned hereby joins in and consents to the plotting of the aforesaid subdivision of the lands by the owner thereof and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Record Book 6724, Page 495, of the Public Records of Seminole County, Florida, shall be subordinate to the above plat.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by its undersigned officer this 18th day of July, 2007.

Signed and delivered in the presence of:
WITNESS SIGNATURE: Heather Roseberry
NAME: HEATHER ROSEBERRY
WITNESS PRINTED NAME: HEATHER ROSEBERRY

WITNESS SIGNATURE: Lorna L. Slaughter
NAME: LORNA L. SLAUGHTER
WITNESS PRINTED NAME: LORNA L. SLAUGHTER

WITNESS SIGNATURE: Ann Smith
NAME: ANN SMITH
WITNESS PRINTED NAME: ANN SMITH

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on July 10, 2007 before me, an officer duly authorized to take Acknowledgments in the State and County aforesaid, personally appeared Lorna L. Slaughter

of American Brokerage Conduit, incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Joinder and Consent to Plat and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

My Commission Expires: 3-28-2010

SEE ATTACHMENT

JOINDER AND CONSENT TO PLAT

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the plot to be known as Dollard Estates and that the undersigned hereby joins in and consents to the plotting of the aforesaid subdivision of the lands by the owner thereof and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Record Book 6724, Page 495, of the Public Records of Seminole County, Florida, shall be subordinate to the above plat.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by its undersigned officer this 18th day of July, 2007.

Signed and delivered in the presence of:
WITNESS SIGNATURE: Sharon Jean
NAME: SHARON JEAN
WITNESS PRINTED NAME: SHARON JEAN

WITNESS SIGNATURE: Debra S. Wilson
NAME: DEBRA S. WILSON
WITNESS PRINTED NAME: DEBRA S. WILSON

WITNESS SIGNATURE: Wanda C. Collins
NAME: WANDA C. COLLINS
WITNESS PRINTED NAME: WANDA C. COLLINS

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF SEMINOLE

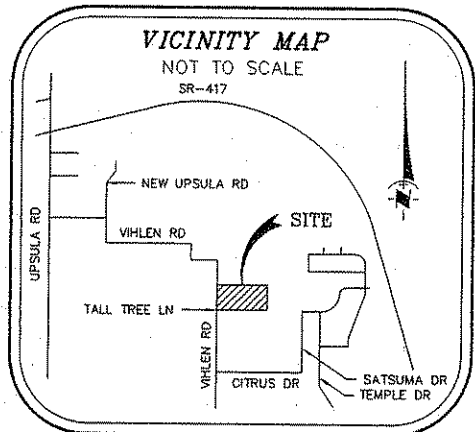
THIS IS TO CERTIFY, that on July 10th, 2007 before me, an officer duly authorized to take Acknowledgments in the State and County aforesaid, personally appeared Cindy McGreen-Caldron

of Fairwinds Credit Union, incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Joinder and Consent to Plat and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

My Commission Expires: July 22, 2008

WITNESS SIGNATURE: Wanda C. Collins
NAME: WANDA C. COLLINS
WITNESS PRINTED NAME: WANDA C. COLLINS



DOLLARD ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner(s) in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicates the conservation easement together with its 25 foot upland buffer to Seminole County, Florida.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the individuals named below on July 2, 2007.

Robert L. Dollard III
ROBERT LOUIS DOLLARD, III

Courtney Sherrie Dollard
COURTNEY SHERRIE DOLLARD

Attest:
Signed in the presence of:
WITNESS SIGNATURE: Robert L. Dollard III
WITNESS PRINTED NAME: ROBERT L. DOLLARD III

WITNESS SIGNATURE: Pamela M. Bryant
WITNESS PRINTED NAME: PAMELA M. BRYANT

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on July 2, 2007 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid personally appeared Robert L. Dollard III and Courtney Sherrie Dollard known to be the individual(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be (his) (their) free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

My Commission Expires: 4/3/2011

DOLLARD ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner(s) in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicates the conservation easement together with its 25 foot upland buffer to Seminole County, Florida.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the individuals named below on July 2, 2007.

Seth Lytle
SETH LYTLE

Tracy M. Lytle
TRACY M. LYTLE

Attest:
Signed in the presence of:
WITNESS SIGNATURE: Robert L. Dollard III
WITNESS PRINTED NAME: ROBERT L. DOLLARD III

WITNESS SIGNATURE: Pamela M. Bryant
WITNESS PRINTED NAME: PAMELA M. BRYANT

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on July 2, 2007 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid personally appeared Seth Lytle and Tracy Lytle known to be the individual(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be (his) (their) free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

My Commission Expires: 4/3/2011

PLAT BOOK PAGE

DOLLARD ESTATES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner(s) in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicates the conservation easement together with its 25 foot upland buffer to Seminole County, Florida.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the individuals named below on July 2, 2007.

Robert L. Dollard III
ROBERT L. DOLLARD, III

Dolleen K. Dollard
DOLLEEN K. DOLLARD

Attest:
Signed in the presence of:
WITNESS SIGNATURE: Pamela M. Bryant
WITNESS PRINTED NAME: PAMELA M. BRYANT

WITNESS SIGNATURE: Rebekah Klinec
WITNESS PRINTED NAME: REBEKAH KLINEC

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on July 2, 2007 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid personally appeared Robert L. Dollard III and Dolleen K. Dollard known to be the individual(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be (his) (their) free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

My Commission Expires: 4/3/2011

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on February 20, 2004 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and plotted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida; Prepared in compliance with the provisions of Chapter 177, Florida Statutes.

SIGNATURE: Gerald F. Livernois
NAME: Gerald F. Livernois P.L.S. Reg. No. 3517

TINKLEPAUGH SURVEYING SERVICES, INC.
379 W MICHIGAN STREET, SUITE 208 ORLANDO, FLORIDA 32806
telephone (407) 422-0957 fax (407) 422-6915
LICENSE BUSINESS No. 3778

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

BY: _____ BY: _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD

PRINTED NAME: _____ PRINTED NAME: _____

COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

Steve L. Wessels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

Date: _____

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____ File No. _____

Clerk of the Circuit Court
in and for Seminole County, Florida

BY: _____
Printed Name: _____

Tinklepaugh
SURVEYING SERVICES, INC.
379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0957 Fax No. (407) 422-6915
LICENSED BUSINESS No. 3778

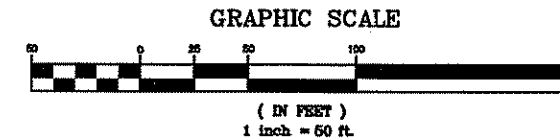
DOLLARD ESTATES

SHEET 2 OF 2

PLAT
BOOK

PAGE

REPLATING OF A PORTION OF LOT 12, NEW UPSALA,
AS RECORDED IN PLAT BOOK 1, PAGE 67,
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
LOCATED IN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L1	7.39'	N88°00'05"W
L2	60.37'	N87°23'42"W
L3	7.99'	N42°22'53"W
L4	8.42'	N34°13'39"E
L5	63.19'	S87°19'54"E
L6	48.15'	N84°19'53"E
L7	71.75'	N86°20'58"E
L8	52.27'	S88°13'23"E
L9	37.88'	N88°13'23"E
L10	21.67'	S02°14'41"E
L11	20.20'	S74°55'28"E
L12	38.48'	S81°08'45"E
L13	34.46'	S17°07'58"E
L14	38.54'	S57°49'58"W
L15	34.04'	S19°20'13"W

LINE TABLE		
LINE	LENGTH	BEARING
L16	34.24'	S70°50'55"W
L17	40.27'	N54°03'10"W
L18	28.28'	N45°45'05"W
L19	19.78'	S85°57'24"W
L20	40.74'	N89°43'14"E
L21	15.85'	N38°54'53"E
L22	13.84'	N32°51'36"W
L23	47.77'	N82°28'27"W
L24	37.82'	N12°58'38"W
L25	88.87'	N12°47'59"E
L26	38.98'	N23°30'28"E
L27	40.40'	N48°27'05"E
L28	30.18'	N82°08'48"E
L29	2.87'	N04°01'03"E
L30	27.34'	N49°27'05"E

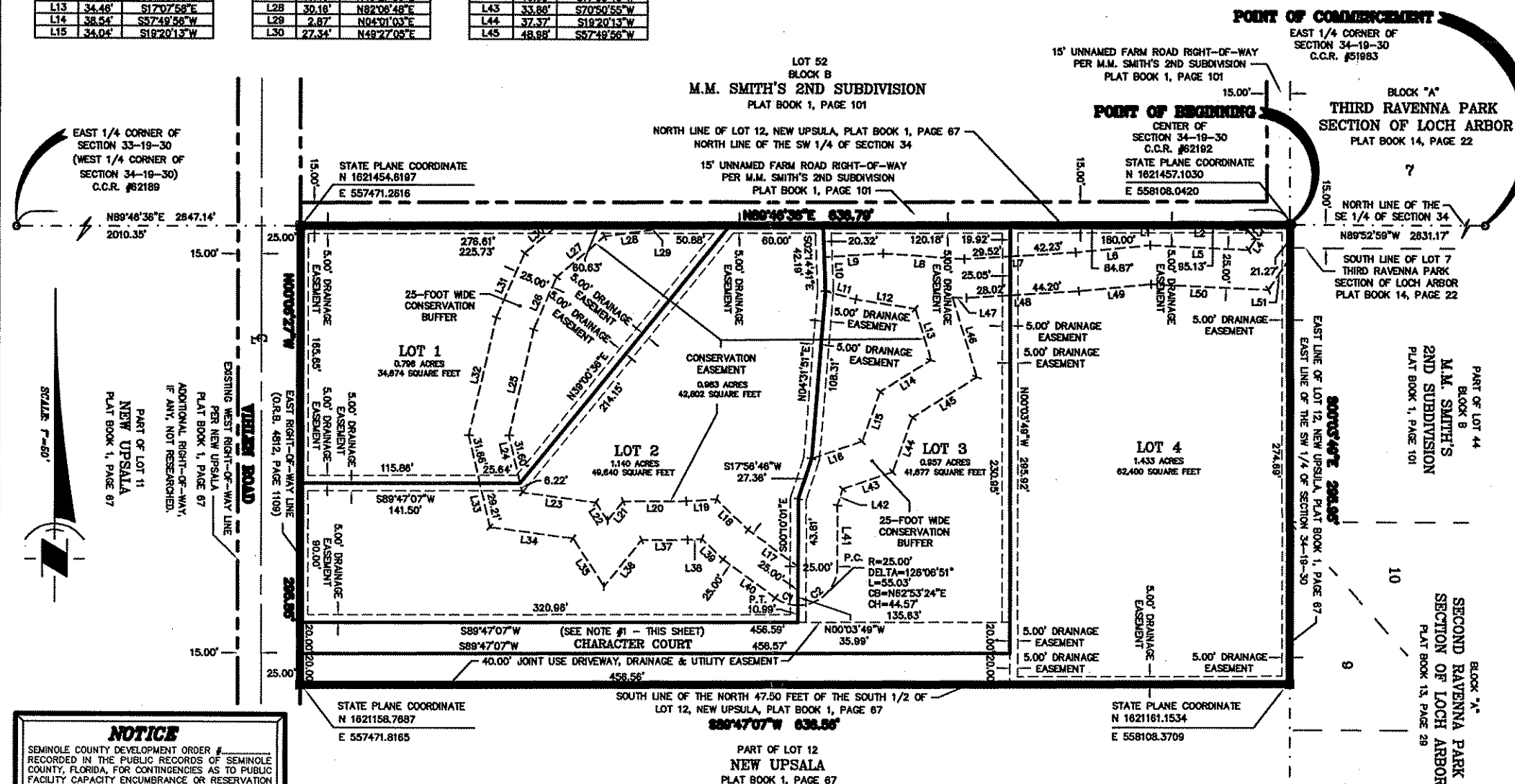
LINE TABLE		
LINE	LENGTH	BEARING
L31	45.08'	N23°30'26"E
L32	78.04'	N12°47'59"E
L33	60.87'	N12°58'38"W
L34	53.55'	N82°28'27"W
L35	38.85'	N32°51'36"W
L36	38.83'	N38°54'53"E
L37	28.68'	N89°43'14"E
L38	9.38'	S85°57'24"W
L39	18.88'	N45°45'05"W
L40	42.08'	N54°03'10"W
L41	39.82'	S00°10'01"E
L42	10.83'	S17°58'48"W
L43	35.88'	S70°50'55"W
L44	37.37'	S12°20'13"W
L45	48.88'	S07°49'58"W

LINE TABLE		
LINE	LENGTH	BEARING
L46	53.81'	S17°07'58"E
L47	6.08'	S88°13'23"E
L48	72.22'	N86°20'58"E
L49	46.80'	N84°19'53"E
L50	75.36'	S87°19'54"E
L51	24.91'	N34°13'39"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	15.71'	36°00'39"	S72°03'30"E	15.46'
C2	25.00'	39.32'	90°06'12"	N44°53'05"E	35.39'

NOTES

1.) THE JOINT USE DRIVEWAY, DRAINAGE AND UTILITY EASEMENT OVER LOTS 3 AND 4 SHALL BE PRIVATE AND KNOWN AS CHARACTER COURT. IT WILL PROVIDE ACCESS TO LOTS 2, 3 AND 4 AND ITS MAINTENANCE WILL BE SHARED BY THESE LOTS.



ABBREVIATIONS

C.C.R. DENOTES CERTIFIED CORNER RECORD
CB DENOTES CHORD BEARING
CH DENOTES CHORD
L DENOTES ARC LENGTH
O.R.B. DENOTES OFFICIAL RECORDS BOOK
P.C. DENOTES POINT OF CURVATURE
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
P.T. DENOTES POINT OF TANGENCY
R DENOTES RADIUS

LEGEND

□ DENOTES SET CONCRETE MONUMENT (PRM #3517)
● DENOTES RECOVERED ROUND CONCRETE MONUMENT (NO NUMBER)
○ DENOTES RECOVERED IRON PIPE (NO NUMBER)
⊙ DENOTES CENTERLINE OF RIGHT-OF-WAY
+ DENOTES CHANGE IN DIRECTION

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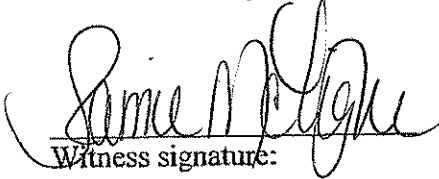
CONSENT TO PLAT

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the plat to be known as Dollard Estates; and that the undersigned hereby Consents to the platting of the aforesaid subdivision of the lands by the owner, which is recorded in Official Record Book 6724, Page 495 Of the Public Records of Seminole County, Florida.

IN WITNESS WHEREOF, the under signed has caused these presents to be executed by its undersigned officer this 02 day of August 2007.

Signed, sealed and delivered in the presence of:

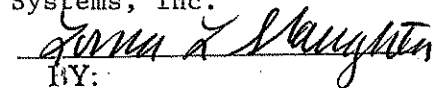
Mortgage Electronic Registration Systems, Inc.


Witness signature:

Jamie McTighe
Printed name:


Witness signature:

Ann M. Smith
Printed name:


BY:

Lorna L. Slaughter
NAME:

Vice President
TITLE:

ACKNOWLEDGEMENT

STATE OF Maryland COUNTY OF Washington

THIS IS TO CERTIFY, that on August 02, 2007 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

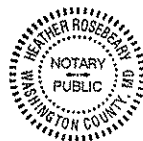
Lorna L. Slaughter

Of MERS, Inc.

U.S., incorporated under the laws of the State of _____, to me known to be the individual and officer described in and who executed the foregoing Consent to Plat and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.


NOTARY PUBLIC



My Commission Expires: 08-29-2010 My Comm. Exp. 08/29/2010